

Holland & Knight

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January 7, 2013

HAND DELIVERED

Eric Silva, AICP
Assistant Director
Department of Regulatory
and Economic Resources
111 NW 1 Street, 11th Floor
Miami, Florida 33128

Re: Letter of Intent / MG Jewelers, Inc.

Dear Eric:

This shall constitute our Letter of Intent on behalf of MG Jewelers, Inc. (the "Applicant"), in support of the enclosed public hearing application. The purpose of the public hearing application is to request the approval of a use variance and special exception to permit the pawning of secondhand jewelry only in connection with an existing jewelry store (the "Application"). The existing jewelry store is located at 11760 SW 88 Street, Miami-Dade County, and occupies a store bay within an existing ± 2.52 net acre shopping center that is located at 11740 - 11790 SW 88 Street, Miami-Dade County, Florida (the "Property"). The Application does not involve any physical alteration to the existing store which has been in operation in the shopping center since 2009.

Currently, pawning of merchandise is permitted in a BU-3 (Liberal Business District) zoning district with a special exception. The Property is currently zoned BU-1A, Limited Business District. As such, the Applicant hereby requests the approval of the following zoning request:

Use Variance and Special Exception to permit the pawning of secondhand jewelry only in connection with an existing jewelry store.

The Application satisfies the requirements for the approval of both a use variance and special exception pursuant to Section 33-311(A)(4)(a) and Section 33-311(A)(3) of the Code of Miami-Dade County, respectively.

Use Variance. The approval of the use variance request will not be contrary to the public interest. The request is limited to the pawning of secondhand jewelry only in connection with an existing jewelry store. A literal enforcement of the zoning regulations would result in unnecessary hardship. However, the approval of the request will allow the existing jewelry store to maintain the same competitive advantage afforded to other jewelry stores in Miami-Dade County which have been granted similar variances permitting the pawning of secondhand jewelry. The spirit of the regulations will be observed inasmuch as the BU-1A zoning district already permits the sale of new and secondhand jewelry. Hence, the pawning of secondhand jewelry is an appropriate extension of the existing business. The use variance will be in harmony with the general purpose and intent of the regulation considering the use variance request is narrow in scope and limited to the pawning of secondhand jewelry only. Hence, the pawning of any other good will not occur on the premises. For all of the aforementioned reasons, the request is the minimum use variance that will permit the reasonable use of the premises

Special Exception. The approval of the special exception request to permit the pawning of secondhand jewelry in connection with an existing, lawfully established, jewelry store will not have an unfavorable effect on the economy of Miami-Dade County, will not generate or result in excessive noise or traffic, will not cause undue or excessive burden on public facilities, will be accessible by public roads, streets or highways, will not tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population. Hence, the request and intended use is compatible with the existing shopping center uses and with the present and future development of the surrounding area.

For all of the aforementioned reasons, we respectfully request your favorable review and support of this application. As always, should you have any questions or require additional information, please feel free to call me.

Sincerely,

HOLLAND & KNIGHT LLP

for Alberto J. Torres
Consultant

Cc: Mr. Jorge L. Carvajal

JJM/AJT/MAF/sf
Enclosures

